138.0	0006	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,014,500 / 1,014,500
					USE VALUE:	1,014,500 / 1,014,500
					ASSESSED:	1,014,500 / 1,014,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
52		HILLSDALE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SMITH DAVID A
Owner 2:	SMITH SHEILA BARRETT
Owner 3:	
Street 1:	52 HILLSDALE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ALBERTAZZI ROBERT J -
Owner 2:	ALBERTAZZI ANNE G -
Street 1:	52 HILLSDALE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .208 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1931, having primarily Clapboard Exterior and 1849 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9045.000	392,300		622,200	1,014,500
Total Card	0.208	392,300		622,200	1,014,500
Total Parcel	0.208	392,300		622,200	1,014,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 548.79 | /Parcel: 548.79

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 88853

GIS Ref

GIS Ref

Insp Date 09/29/17

!10707!

PREVIOUS ASSESSMENT

Parcel ID 138.0-0006-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	392,300	0	9,045.	622,200	1,014,500		Year end	12/23/2021
2021	101	FV	368,900	0	9,045.	622,200	991,100		Year End Roll	12/10/2020
2020	101	FV	368,900	0	9,045.	622,200	991,100	991,100	Year End Roll	12/18/2019
2019	101	FV	306,500	0	9,045.	656,800	963,300	963,300	Year End Roll	1/3/2019
2018	101	FV	306,500	0	9,045.	483,900	790,400	790,400	Year End Roll	12/20/2017
2017	101	FV	307,300	0	9,045.	463,200	770,500	770,500	Year End Roll	1/3/2017
2016	101	FV	307,300	0	9,045.	428,600	735,900	735,900	Year End	1/4/2016
2015	101	FV	272,600	0	9,045.	359,500	632,100	632,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:13:33

LAST REV

Date	Time
10/11/17	10:36:20
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10707

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ALBERTAZZI ROBE	55609-195		10/18/2010		587,500	No	No		
	13626-307		1/1/1979		75,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/19/2011	1313	Siding	14,750					
11/19/2010	2317	Redo Bat	9,000					

ACTIVITY INFORMATION

Date	Result	By	Name
9/29/2017	MEAS&NOTICE	HS	Hanne S
2/11/2009	Meas/Inspect	372	PATRIOT
11/10/1999	Meas/Inspect	263	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	88853
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9045		Sq. Ft.	Site		0	90.	0.76	10									622,219						622,200	

Total AC/HA: 0.20764 | Total SF/SM: 9045 | Parcel LUC: 101 One Family | Prime NB Desc ARLINGTON | Total: 622,219 | Spl Credit | Total: 622,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	PINK		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.25449049
Const Adj.:	0.98794085
Adj $ / SQ:	167.314
Other Features:	84000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	481913
Depreciation:	89636
Depreciated Total:	392277

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

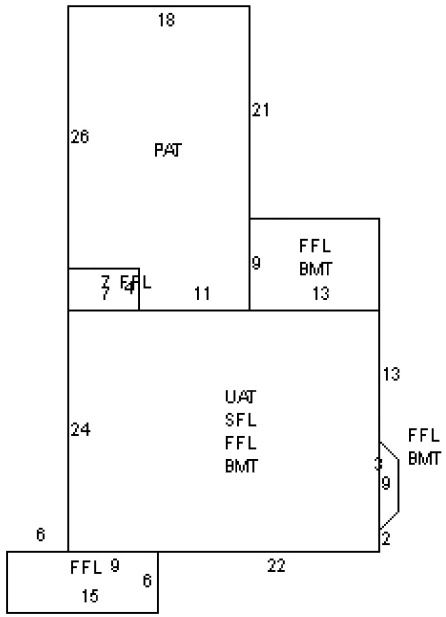
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	184.05
Special Features:	0	Val/Su Net:	118.52
Final Total:	392300	Val/Su SzAd	225.85

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	993	167.310	166,143
BMT	Basement	875	50.190	43,920
SFL	Second Floor	744	167.310	124,482
PAT	Patio	512	2.950	1,509
UAT	Upper Attic	186	97.040	18,050

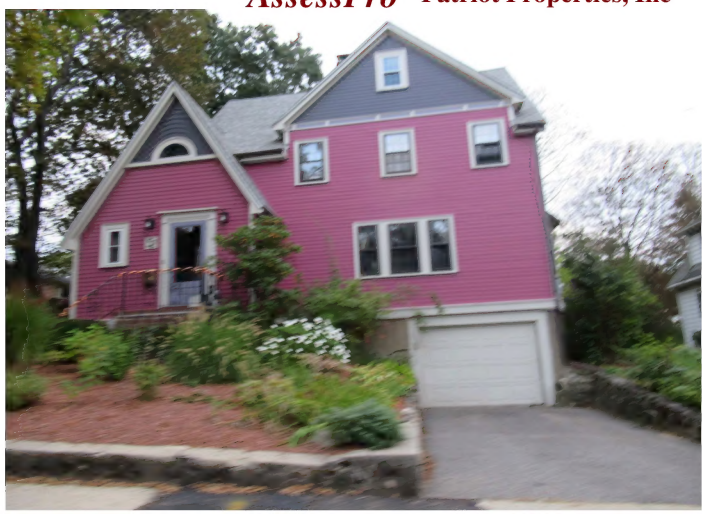
Net Sketched Area:	3,310	Total:	354,104
Size Ad	1737	Gross Area	3868	FinArea	1849
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	60	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

138.0-0006-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	